



# Block Planning Control Plans

Terrace Packs - 2



**Suburban Land**  
Agency



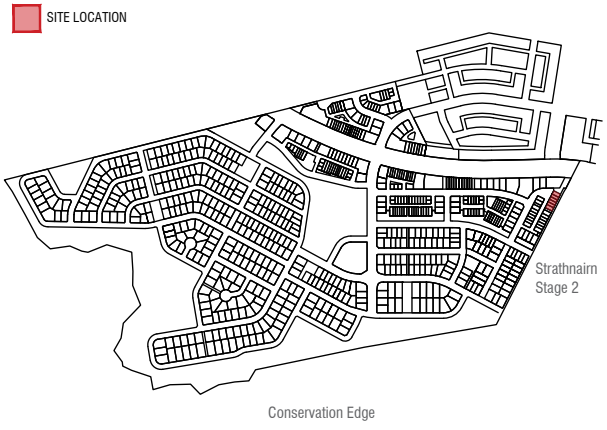
RIVERVIEW  
GROUP

## Terrace Packs

Packs number	Block	Section	Number of blocks/units*	Area (m <sup>2</sup> )	Suburb	Zoning	Expected settlement	Compliance bond required
2	ar-av	BA	5	1,109	Macnamara	RZ3	Jul 2025 - Dec 2025	40,000



**KEY MAP**



**LEGEND**

- Block Boundary
- Boundary as Defined by Territory Plan
- Garage Location
- Part of Integrated Development Parcel by EDP Planning Controls Plan
- Mandatory Surveillance Block Refer to Belconnen District Technical Specifications
- PPOS - Minimum area 12m<sup>2</sup> with a minimum dimension 1.8m - Mandatory requirement to be delivered at upper floor level
- Block with alternate provision to 14.2 of the Residential Zones Specifications

**MINIMUM BOUNDARY SETBACKS**

- Macnamara Stage 1 EDP refer to the Belconnen District Specification Lower floor level - external wall or unscreened element (Excluding Garages/Carports) Upper floor level (front setbacks) - external wall or unscreened element Upper floor level (side setbacks) - external wall
- Residential Zones Technical Specifications front setbacks: refer to Schedule 1 Table 4 side and rear setbacks: refer to Schedule 2 Table 10
- All Floor Levels - External Wall (Screened) Refer to the Residential Zones Specification
- Articulation Elements (Articulation Zone) refer to Belconnen District Specification
- Upper Floor - Unscreened

**INDICATIVE BUILDING FOOTPRINTS**

- (based on min. building setbacks **only** This does not take into account easements, site coverage or building envelopes)
- Lower Floor Level
  - Upper Floor Levels
  - Any part of a building that is sited outside of the building envelope or solar building envelope is required to be built to the nominated boundary for the purpose of 13.2 & 14.1 Residential Zones Specifications

**BLOCK INFORMATION**

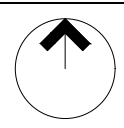
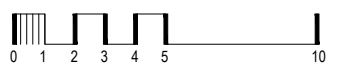
STAGE	1E
ZONE	RZ3
SECTION	BA
BLOCKS	ar,as,at,au,av
HOUSING TYPE	TERRACE BLOCK

REV	DRAWN	CHECKED	APPROVED	DATE
A	DZ	DZ	JM	23/04/24
B	DZ	DZ	JM	02/05/24
C	DZ	DZ	JM	24/05/24
D	SG	DZ	JM	05/06/24

DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.

INFORMATION ON THIS PLAN IS TO BE USED AS A GUIDE ONLY FOR THE DESIGN PROCESS. APPROVED EDP PLANNING CONTROLS NEED TO BE CHECKED AGAINST DISTRICT SPECIFICATIONS UPLIFTS. PLANS TO BE READ IN CONJUNCTION WITH THE TERRITORY PLAN ALONG WITH BLOCK DISCLOSURE PLANS AND THE GINNINDERRY DESIGN REQUIREMENTS TO CONFIRM ALL CURRENT CONTROLS PERTAINING TO YOUR BLOCK.

SCALE  
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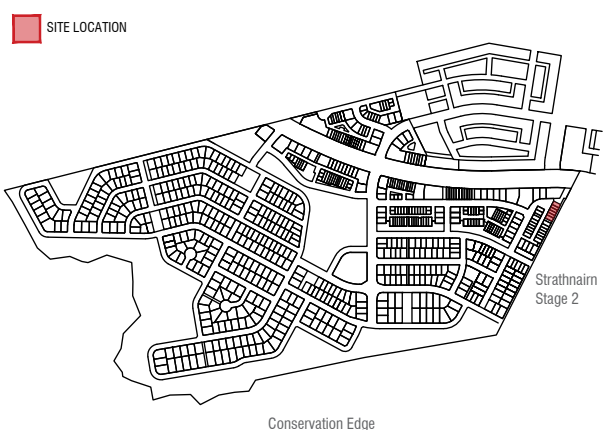


**Ginninderry**

BLOCK PLANNING CONTROLS  
**BUILDING & SITING CONTROLS PLAN**



**KEY MAP**



**LEGEND**

- Block Boundary
- Boundary as Defined by Territory Plan
- Garage Location

**BOUNDARY FENCING**

- Side, Rear and Boundaries Fronting Rear Lane**  
Maximum height 1.8m from NGL | Minimum setback 0m (100%) | Min 1m behind the front building line  
**Construction and Finish**  
Inter-allotment fencing to be max 1.8m high timber paling fencing or lapped and capped timber paling fencing. If Colorbond is used, the profile must be Neetascreen or Miniscreen and colour "Jasper". Refer to Ginninderry Design Requirements (Macnamara)
  - Optional - Front Boundary Courtyard Wall** Refer to Belconnen District Specifications  
Maximum height 1.8m | Minimum setback = 50% of minimum building setback | Maximum length = 50% of boundary length
  - Mandatory F2, Adjacent to Open Space Fencing** Refer to Belconnen District Specifications  
Mandatory height: 1.8m  
Minimum Boundary Length: 50%  
Minimum setback from boundary: Nil
- Construction and Finish**  
No fences are permitted forward of the building line. Courtyard walls are permitted in instances where specified in the Belconnen District Specifications & Residential Zones Specifications (whichever is applicable).  
Courtyard wall must be a combination of solid and semi-transparent elements that are constructed of the following:
- masonry or stonework;
  - dressed hardwood timber; or
  - powder-coated aluminium.
  - openings to be a minimum of 10mm.
- Refer to Fencing Control Plan and Ginninderry Design Requirements (Macnamara)

**SITE COVERAGE**  
Refer to Residential Zones Policy and Belconnen District Specification

**PRINCIPLE PRIVATE OPEN SPACE**  
Refer to Belconnen District Specification and Residential Zones Specification

Return Boundary Fencing to Building Line or Side Fence

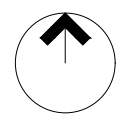
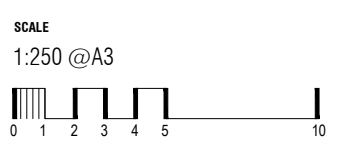
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ZONE	RZ3
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**Ginninderry**

BLOCK PLANNING CONTROLS  
**FENCING CONTROLS PLAN**